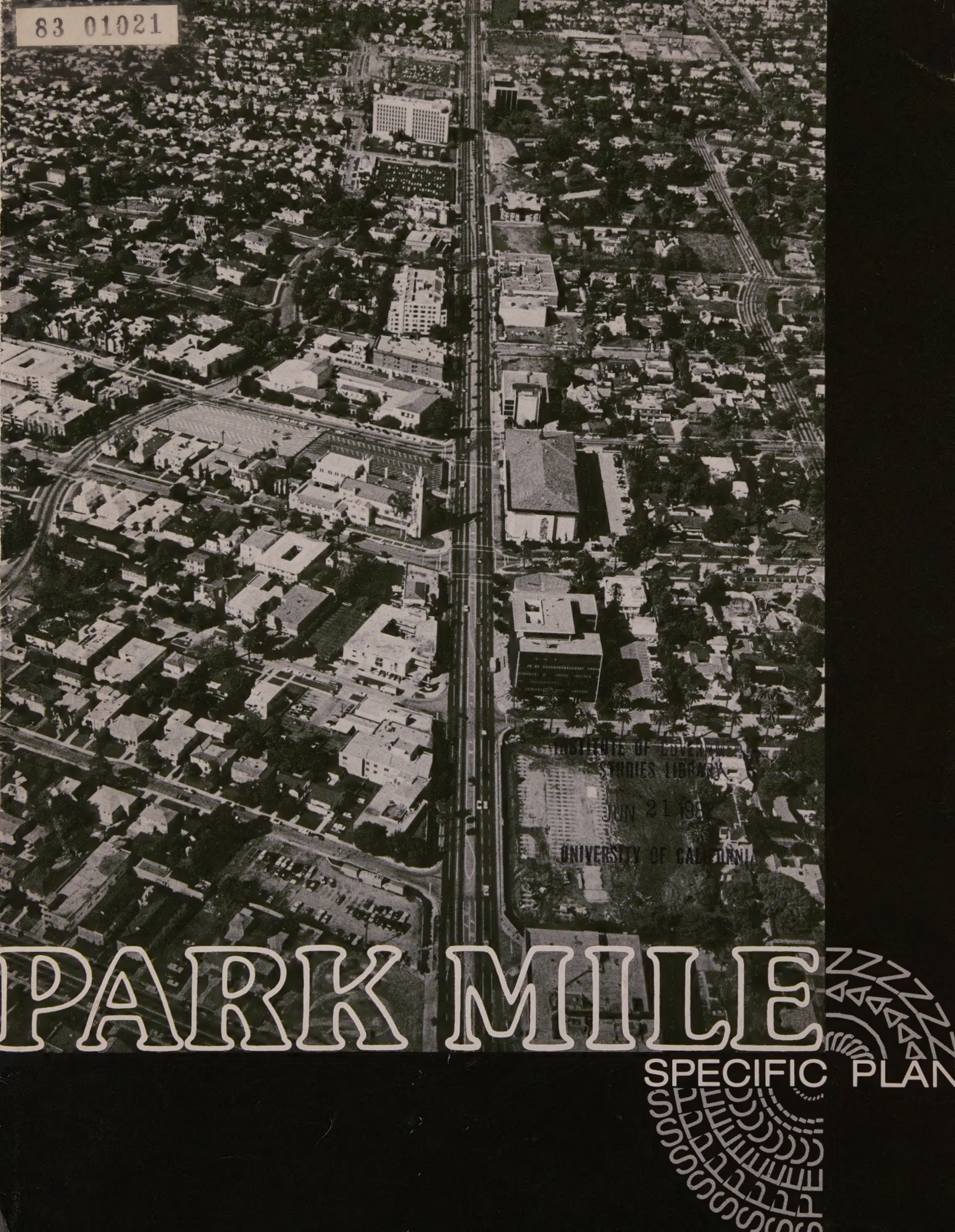


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# PARK MILE

SPECIFIC PLAN





# PARK MILE

## SPECIFIC PLAN

### What Is A Specific Plan?

The State of California and the Los Angeles City Charter mandate the City to adopt a General Plan to establish a comprehensive declaration of purposes, policies and programs to guide its development. Implementation of the General Plan occurs through a variety of mechanisms. The Los Angeles City Charter provides for specific plans as one implementation mechanism. Other mechanisms include revisions to the Planning and Zoning Code, rezoning of properties on which zoning is not consistent with the General Plan, and the City's capital improvement program.

A specific plan is a set of policies, standards and regulations, together with a map, which provides controls or incentives for the systematic execution of the General Plan. A specific plan is enacted by the City Council by ordinance. Most specific plans are intended to implement portions of the Land Use Element of the General Plan and are applicable to small geographical areas with unique characteristics.

The Charter's mandate is broad with respect to required contents of specific plans. They may include zoning, public project regulations and "other measures as may be required to insure the execution of the General Plan." Adopted specific plans address an array of issues, including sign control, building design, landscaping, lot coverage, solar envelopes, design review boards, parking, building height and land uses. Specific plan ordinances supplement, and may supercede, other provisions of the Los Angeles Municipal Code.

The City's 35 Community Plans (which along with Concept Los Angeles and the Citywide Plan make up the Land Use Element of the General Plan) and the Scenic Highways Plan identify areas for which specific plans are deemed appropriate and necessary. The first of a number of specific plans was adopted by the City Council in 1971.

Specific plans are developed with the help of citizens to the greatest extent possible. Some have been prepared in conjunction with a Citizens Advisory Committee appointed by the Council member of the affected district; others with the help of community and business groups. Proposed specific plans are presented to all interested parties at a public hearing held by the City Planning Commission. After consideration of public testimony, the Commission makes its recommendation to the City Council. The Council's Planning and Environment Committee then conducts another hearing and makes a recommendation to the full City Council. The Council, after yet another hearing, adopts the plan, with changes it deems appropriate (or disapproves it) and the Mayor signs it (if he concurs). The Plan then becomes an ordinance which is a part of the Los Angeles Municipal Code.



### About the Park Mile

The Park Mile Specific Plan represents the culmination of a long effort to provide guidelines and criteria for the development of that portion of the Wilshire Corridor lying between Highland Avenue and Wilton Place between Sixth and Eighth Streets. Appropriate land use for this area, especially for the Wilshire Boulevard frontages, has been an issue since the early 1920's when Wilshire Boulevard was first paved.

Although originally zoned for single-family houses, Wilshire Boulevard rapidly became one of the City's prime commercial highways. However, most of the section included in the Park Mile Specific Plan remained restricted by covenants to single-family uses until 1970. In the early 50's the CR Zone was developed specifically to accommodate these Wilshire Boulevard properties. This zone, which permits limited commercial and multiple-residential uses, has been applied to a few of the properties.

In 1976, after seven years of study and controversy, the Wilshire District Plan was adopted by the City Council. It contained no detailed land use recommendations for the Park Mile; instead, it stipulated certain objectives designed to guide the development of this area and recommended that a specific plan be prepared to establish definitive design and development criteria and standards.

In 1978 Councilman John Ferraro initiated the specific plan study for the Park Mile and appointed a 16-member Citizens Advisory Committee (CAC) to assist the Planning Department staff. The CAC represented a balanced cross-section of homeowners' organizations and real estate and commercial interests of the area. The CAC developed a set of recommendations which were submitted to the Planning Department. Public meetings were subsequently held to obtain the concerns of the general public, and a Proposed Specific Plan ordinance was approved by the City Planning Commission and the City Council's Planning and Environment Committee, and was enacted by the City Council and signed by the Mayor. The ordinance became effective in July 1979. Some problems of interpretation arose, and the language of the Specific Plan was clarified in a revised ordinance adopted by the City Council in November 1980.





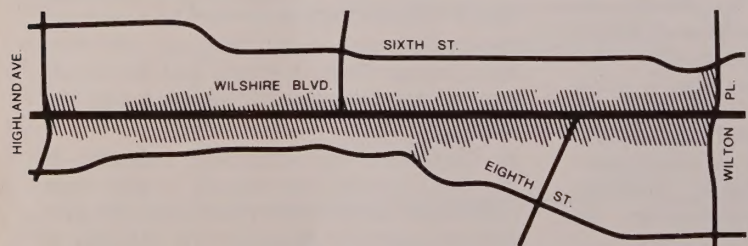
## Summary of Plan Provisions

The general intent of the Park Mile Plan is to promote an environment which is truly parklike in nature. This complex and comprehensive Plan contains various provisions aimed at fostering a restricted intensity, open and richly landscaped environment, consistent with the residential environment which surrounds it.

As a means of assisting citizens in understanding the Plan (which by its very nature is highly technical and ponderous) we offer the following summary and illustrations. Additional information will be provided by the City Planning Department upon request.

### CR(PkM) Zone Regulations

CR(PkM) is the commercial zone designation specifically tailored for properties fronting on Wilshire Boulevard, as shown on the following map:



Provisions for this special designation are contained in Section 3 of the Plan ordinance. Section 3 is further subdivided into four distinct parts: (a) permitted uses; (b) allowable residential densities and special yard requirements; (c) building height limitations; and (d) lot coverage provisions. Let us consider each one separately:

### Uses

These uses are permitted without special permits:

- Professional office
- Stock brokerage
- Real estate brokerage
- Insurance office
- Parking
- School (up to high school)
- Bank or other financial institution
- Museum or library (non-profit)
- Residential use (with certain density restrictions)
- Park, playground or community center
- Club or lodge (non-profit)

These uses may be permitted by the City Planning Commission under a conditional use grant:

- Auditorium
- Educational institution
- Public utility and public service use or structure

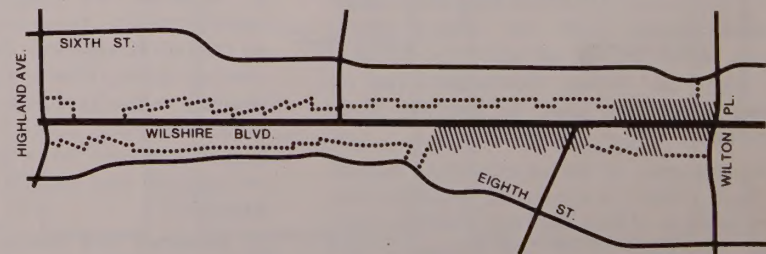
These accessory uses are also permitted:

- Barber shop
- Book and magazine store
- Drug store or pharmacy
- Medical/dental lab
- Restaurant
- Tobacconist
- Beauty shop
- Cafe or coffee shop
- Florist
- Private gallery
- Ticket office (for events)

An accessory use is located in a building with no direct access from the outside and may have no identification sign visible from the exterior of the building. In the Park Mile, the total floor area of all accessory uses cannot be more than one-third of the total floor area of the building. For example, in a building which contains 60,000 square feet of floor area, accessory uses cannot total more than 20,000 square feet.

### Residential Densities

A limited number of apartment units is permitted in CR(PkM) areas. One of two different densities is permitted. On the map below, on a lot in the non-crosshatched areas, one dwelling unit is permitted for each 2,000 square feet of lot area.



*This density factor does not dictate anything regarding unit size. Units may be as large or small as desired except for the minimum established by the City's Building Code.*

On a lot in a crosshatched area one dwelling unit may be built for each 1,000 square feet of lot area. In this case, also, no limit is established by the Specific Plan as to the maximum or minimum size of units.

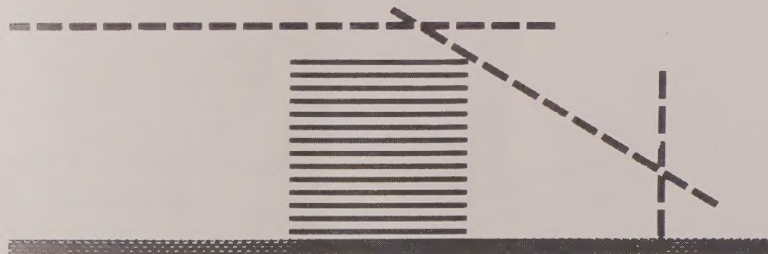




Requirements for front, side and rear yards are, in general, the same as required by the CR Zone (Section 12.12.2 of the Municipal Code).

### Building Height Limitations

The allowable height of building in the CR(PkM) designated area is defined by two provisions. The first applies to properties on the north side of Wilshire Boulevard only and is known as a "solar envelope". A solar envelope is a device used to protect adjacent property owners from the effects of shade and shadow. It is an imaginary plane, angled southerly at 30 degrees, beyond which no building can legally penetrate, as indicated in this illustration:



In most parts of the Park Mile, buildings cannot exceed a maximum of three stories or 45 feet in height. In the crosshatched areas buildings may be six stories or 72 feet.

### Lot Coverage

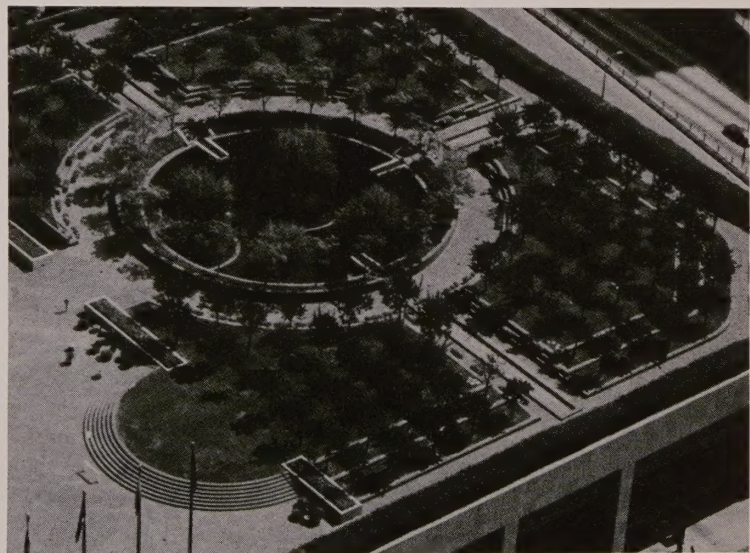
In general, no building in CR(PkM) areas can cover more than 50% of the lot. Considered as coverage are: All buildings, surface parking areas, parking structures higher than 6 feet above curb level, and open areas beneath a cantilevered portion of a building. Lot coverage does *not* include walkways and patios, loading and unloading areas, driveways or tennis courts.

There are three exceptions to this lot coverage rule. One exception provides relief for buildings erected prior to 1975, which may not have sufficient on-site parking. For these buildings, lot coverage may exceed 50% if a parking structure (not over three stories in height) is built on a properly zoned adjacent parcel and conforms to the design standards set forth below under "The Park Mile Design Review Board".

The second exception is for parking structures which project less than 6 feet above the average curb level.

The third exception is for rooftop gardens. If one is provided, lot coverage may exceed 50% but not exceed 60%. The rooftop garden must:

- Be placed no higher than 28 feet above curb level.
- Have an area equal to at least 10% that of the lot.
- Be similar to on-grade landscaped areas.



Landscaped areas located on the top of parking structures which are 6 feet or less above curb level are not considered to be rooftop gardens.

### Other Land Use Provisions

The Specific Plan contains other provisions which apply to all properties in the area. These include: (1) buildable area standards, (2) parking standards, (3) landscape standards, (4) sign standards, and (5) provisions for design review.

### Floor Area Ratio

Buildings in the Specific Plan area cannot exceed a floor area ratio of three to one. This means that the total square footage of all buildings on a site cannot be greater than three times the buildable area of the site.

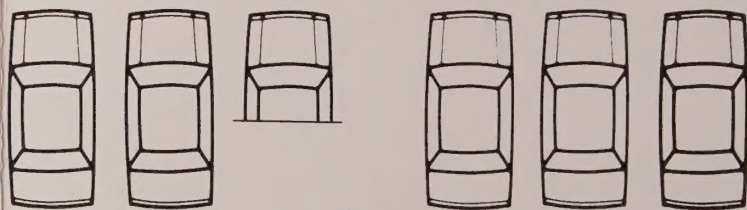
For example, a 100- by 300-ft. lot has an area of 30,000 square feet. Total allowable square footages for the building might be:

$$\begin{aligned} & \frac{30,000 \text{ sq. ft. site area}}{1} \times 3 \text{ sq. ft./ 1 sq. ft.} \\ & = 90,000 \text{ sq. ft. total floor area of all buildings.} \end{aligned}$$



## Parking

There must be two and one-half parking spaces per dwelling unit and three parking spaces per 1,000 square feet of space in a commercial building.



## Landscape Standards

The Park Mile Specific Plan is the first specific plan in the City of Los Angeles to formally institute landscape standards. Among the standards are:

- A provision for the planting of shade trees along parkways, at a ratio of one tree for every 30 feet of lot frontage.

For example, on a lot with a frontage of 120 feet, 120 divided by 30 equals four trees. These trees may be clustered or evenly spaced.

- A provision which promotes the natural appearance of street trees by forbidding their unnatural shaping.
- A provision to promote a parklike setting through heavy planting of on-site trees. Trees must be planted at a ratio of one for every 500 square feet of lot area not utilized for buildings. For example, on a 30,000-square-foot lot, with 50% lot coverage, the number of trees which would be installed on-site is:

$$\begin{aligned} & 30,000 \text{ sq. ft.} \times 0.50 \\ & \times \frac{1 \text{ tree}}{500 \text{ sq. ft.}} \\ & = 30 \text{ trees} \end{aligned}$$

- A requirement for the installation of a decorative masonry wall on a CR(PkM) lot adjoining any lot zoned for single-family use.

## Sign Standards

The Park Mile Specific Plan is the second specific plan in the City of Los Angeles to include sign standards. None of these kinds of signs are allowed:

- Billboards
- Flashing or blinking signs
- Roof signs
- Freestanding signs greater than 10 feet in height

Other sign regulations pertain to dimensions and placement. These regulations are virtually self-explanatory and can be found in the ordinance text (Section 8, paragraphs 1, 2, 4, 7, 8, 9 and 11).

## The Park Mile Design Review Board

The Park Mile Specific Plan establishes Los Angeles' first Design Review Board.

At least two members of the Board must be residents of the Park Mile area or its immediate environs and three members must be from professions involved in construction or design.

The primary responsibility of the Board is to ensure that the dictates of the Park Mile Specific Plan are strictly followed. The Board makes recommendations to the Director of Planning regarding the physical design of all projects, including site layout, facade design, materials, landscaping, building bulk, height and other design features.

The Park Mile Specific Plan outlines the following procedures for the Design Review Board:

1. Prior to the submission of working drawings to the Department of Building and Safety, the Board reviews preliminary site plans for consideration and approval.

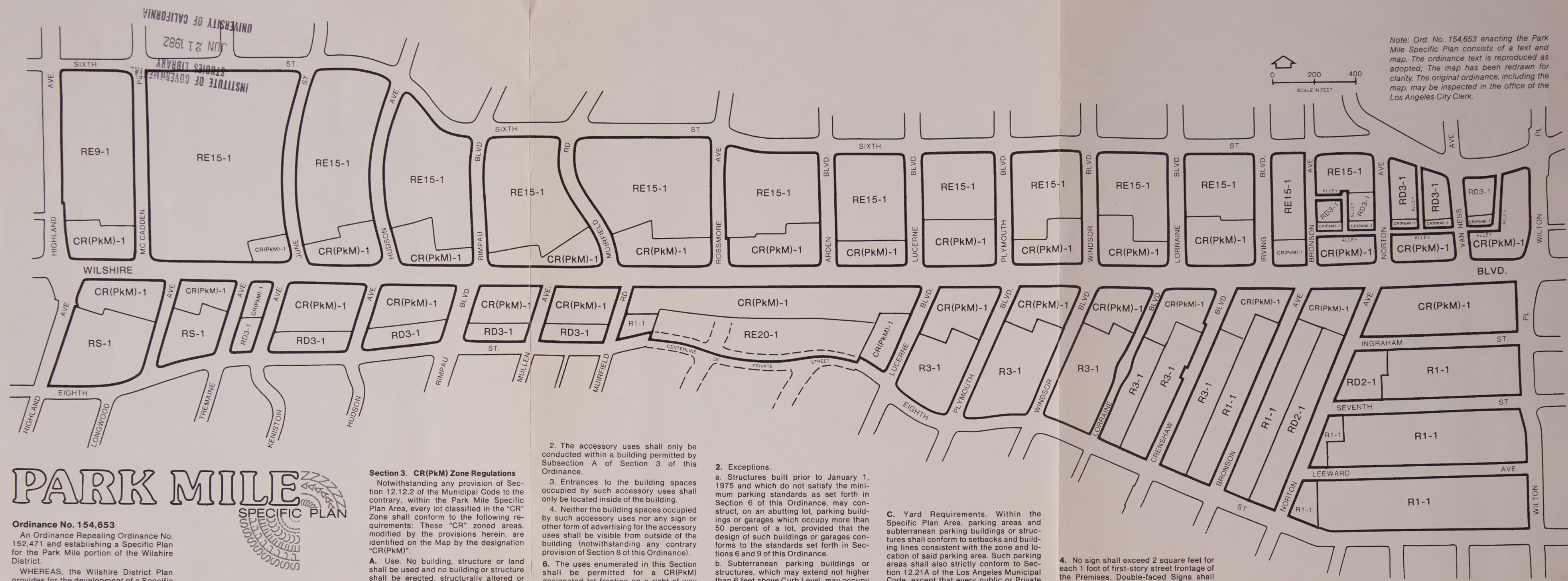
2. The Board has ten days subsequent to receipt of plans to submit a recommendation to the Director of Planning.

The recommendation, submitted to the Director of Planning in writing, *must* consider compliance with the relevant criteria indicated under paragraph 5 of Subsection B of Section 9 of the Park Mile Specific Plan.

3. In the event the Planning Director's decision differs substantially from that of the Board, the Director must indicate why it differs, as a part of his findings. The Board or any other aggrieved party, has the right to appeal his decision to the City Planning Commission and ultimately to the City Council.

A fee is charged for the design review procedure. It is collected at the Department of City Planning's Public Counter prior to submission of the case.





Note: Ord. No. 154,653 enacting the Park Mile Specific Plan consists of a text and map. The ordinance text is reproduced as adopted; The map has been redrawn for clarity. The original ordinance, including the map, may be inspected in the office of the Los Angeles City Clerk.

# PARK MILE SPECIFIC PLAN

## Ordinance No. 154,653

An Ordinance Repealing Ordinance No. 152,471 and establishing a Specific Plan for the Park Mile portion of the Wilshire District.

WHEREAS, the Wilshire District Plan provides for the development of a Specific Plan for the Park Mile for the purpose of designating quantitative and qualitative standards to regulate floor area ratios, use of land and building, height and bulk of buildings, architectural and landscape treatment, signs, vehicular and pedestrian circulation; and

WHEREAS, the purpose of the Park Mile Specific Plan is to protect the low density, single-family residential nature of the area and to promote only that development which is compatible with adjoining residential neighborhoods by reinforcing the characteristic pattern which provides the Park Mile area with an image, a sense of community and orientation; and

WHEREAS, the District Plan provides that the Specific Plan is to promote a park-like setting, providing significant visual contrast with adjoining Wilshire and Miracle Mile Centers, by emphasizing new development that would complement the existing pattern of the Wilshire District; and

WHEREAS, the property described on the map set forth in Section 2 of this Ordinance is required to be rezoned in order to permit development in conformity with the previously adopted Wilshire District Plan; and

WHEREAS, Wilshire Boulevard is a designated Scenic Highway; and

WHEREAS, in order to insure that such development proceeds in compliance with the Wilshire District Plan, it is necessary to adopt the following Specific Plan, NOW THEREFORE:

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

### Section 1. Definitions

Any term used in this ordinance with the first letter or letters capitalized shall have the meaning specified in Section 12.03 of the Municipal Code or, if such term is not defined in Section 12.03, the definition shown herein:

"Billboard" shall mean a sign, structure, or device used for outdoor advertising purposes or to attract the attention of the public identifying or advertising goods, services or activities other than the primary goods, services or activities provided on the premises.

"CR(PkM)" or "Modified Limited Commercial Zone, Park Mile" shall mean that regulatory zone as set forth and defined in Section 3 of this Ordinance.

"District Plan" shall mean the adopted Wilshire District Plan, a part of the General Plan of the City of Los Angeles.

"Driveway" shall mean that area of a lot or parcel covered by pavement or other durable surface extending from the abutting alley or street to the automobile parking space nearest to the abutting alley or street.

"Driveway" shall not mean the area located on parking areas between and among the automobile parking spaces.

"Floor Area Ratio" shall mean the ratio between: (a) the total square footage of a building floor area, as described in Sections 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal Code, and (b) the Lot Area of the lot or parcel, as defined in Section 12.03 of the Municipal Code.

"Freestanding Sign" shall mean any sign of which the primary structural support is not a building and which has as its primary support a post, pole or other structure which is anchored, attached, or standing directly on the ground.

"Map" shall mean the Map contained in Section 2 of this Ordinance.

"Plot Plan" shall mean a document or documents which pictorially describe, by means of professionally accepted architectural graphic techniques, the appearance, configuration, and dimensions of any proposed structures and attendant site improvements and any public or private easements.

"Premises" shall mean a building or portion thereof used as a location for a single business.

"Projecting Sign" shall mean a sign other than a wall sign, suspended from or supported by a building or structure and projecting out therefrom.

"Roof Sign" shall mean any sign erected upon or above a roof or parapet of a building or structure.

"Rooftop Garden" shall mean a flat open area located on the roof of a building, (except the roof of a subterranean parking building or structure which extends six or less feet above Curb Level) where plant materials such as trees, shrubs and ground cover have been permanently installed so that parts of said plant materials are visible from street level.

"Sign" shall mean any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.

"Sign Area" shall mean the smallest rectangle, circle, and/or triangle which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of this display.

"Specific Plan Area" shall mean that area shown within the heavy lines on the Map in Section 2 of this Ordinance.

"Wall Sign" shall mean any sign attached to or erected against the wall of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of said wall.

### Section 2. Establishment of Park Mile Specific Plan

**A.** Specific Plan Area (Map). The Council hereby establishes this Park Mile Specific Plan applicable to that area of the City of Los Angeles shown within the heavy lines on the following Map:

**B.** General. This Specific Plan is intended to provide regulatory controls and incentives for the systematic execution of that portion of the District Plan, which includes said area and to provide for public needs, convenience and general welfare as the development of such area necessitates. The regulations of this Specific Plan are in addition to those set forth in the provisions of Chapter 1 of the Municipal Code of the City of Los Angeles and do not convey any rights not otherwise granted under the provisions and procedures contained in said Chapter, except as specifically provided for herein.

**C.** Preservation. It is the intent of the Specific Plan to preserve the low-density residential character of the Wilshire District in and around the Park Mile area and to encourage the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use.

It is also the intent of the Plan to maintain the existing estate appearance of portions of the Specific Plan area.

### Section 3. CR(PkM) Zone Regulations

Notwithstanding any provision of Section 12.12.2 of the Municipal Code to the contrary, within the Park Mile Specific Plan Area, every lot classified in the "CR" Zone shall conform to the following requirements: These "CR" zoned areas, modified by the provisions herein, are identified on the Map by the designation "CR(PkM)".

**A.** Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered or enlarged, except for the following uses:

1. Any uses permitted in the "CR" Limited Commercial Zone. However, the following uses shall be expressly prohibited:
  - a. Business college, professional or scientific school or college (classroom or lecture instruction only).
  - b. Hotels (including motels).
  - c. Restaurant or prescription pharmacy.
  - d. Counseling and referral facilities.
  - e. Child-care facilities or nursery schools.
  - f. Church.
  - g. Any residential use, unless such use conforms to the provisions of this Plan.
  - h. Any sign, unless such sign conforms to the provisions of this Plan.

2. Christmas tree and ornament sales on vacant lots from December 1, through December 25, inclusive, only, provided that the provisions of Section 12.22A4 of the Municipal Code are complied with.
3. Conditional uses enumerated in Section 12.24B1 of the Municipal Code approved pursuant to the provisions of said Section, except for the following, which shall be expressly prohibited:
  - a. Airports or aircraft landing fields.
  - b. Cemeteries.
  - c. Correctional institutions.
  - d. Land reclamation projects as defined in the Municipal Code.
  - e. Research and development centers for experimental or scientific investigation of materials, methods or products.
  - f. Trailer parks and mobilehome parks where any trailer or mobilehome is permitted to remain longer than one day.

4. Other uses similar to those listed in Section 12.21A2 of the Municipal Code when determined by a Zoning Administrator, as provided for in Section 12.21A2 of the Municipal Code, but not including the following uses, which shall be expressly prohibited:
  - a. Stores, shops, or other establishments where goods, wares or merchandise are displayed, sold or serviced.
  - b. Long-term health facilities, including convalescent homes or rest homes, homes for aged persons or special care homes, nursing homes.
  - c. Mortuaries and columbariums.
  - d. Motion picture studios.
  - e. Rescue missions.
  - f. Hotels and motels or motor lodges.
  - g. Heliports and helistops.

5. The following accessory uses, when conducted in accordance with the limitations hereafter specified:
  - a. Types of uses.
    1. Barber shop.
    2. Beauty shop.
    3. Book and magazine store, new only.
    4. Cafe or coffee shop.
    5. Drug store and prescription pharmacy.
    6. Duplicating and copying.
    7. Florist or flower shop.
    8. Medical or dental laboratory.
    9. Private museum or gallery.
    10. Restaurants or other eating and drinking places.
    11. Entertainment ticket offices.
    12. Tobacco shop.
  - b. Limitations.
    1. The aggregate square footage of all accessory uses of any building, structure, or land shall not exceed one-third of the building floor area (as described in Sections 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal Code) allowable under Subsection A of Section 4 of this Ordinance.

2. The accessory uses shall only be conducted within a building permitted by Subsection A of Section 3 of this Ordinance.

3. Entrances to the building spaces occupied by such accessory uses shall only be located inside of the building.

4. Neither the building spaces occupied by such accessory uses nor any sign or other form of advertising for the accessory uses shall be visible from outside of the building (notwithstanding any contrary provision of Section 8 of this Ordinance).

6. The uses enumerated in this Section shall be permitted for a CR(PkM) designated lot fronting on a right-of-way designated as a Collector or Local Street on the adopted Wilshire Plan only in the event that said lot is described on a Plot Plan as being part of a building site, which includes a CR(PkM)-designated lot fronting on Wilshire Boulevard or Wilton Place. In the event that said lot is not so described, then the uses permitted on said lot shall conform to those permitted by the most restrictive zone to which a side lot line of said lot abuts.

- B.** Area and Yards.

1. So as to promote a logical transition between single-family uses and more intensive residential or commercial uses, any CR(PkM) lot shall conform to the lot area requirements enumerated for the "CR" Limited Commercial Zone in Section 12.12.2C of the Los Angeles Municipal Code, except that the minimum lot area per dwelling unit shall be 2,000 square feet.
2. Notwithstanding Subdivision 1 of this Subsection, the minimum lot area per dwelling unit in the CR(PkM) Zone shall be 1,000 square feet for the following area:
  - a. The CR(PkM) lots southerly of Wilshire Boulevard between Lucerne Boulevard and Crenshaw Boulevard.
  - b. Parcel 22 of Map Book 5092, Page 1, Parcel 1 of Map Book 5092, Page 7 and Parcels 1, 2, 5, 6, 7, 8, 27 and 28 of Map Book 5092, Page 8, of the 1979 County Tax Assessor Map Books.
  - c. The CR(PkM) lots northerly of Wilshire Boulevard between Bronson Avenue and Van Ness Avenue.

4. Parcels 1, 2, 3, 4, 14, 15, 16 and 17 of Map Book 5504, Page 18 of the 1979 County Tax Assessor Map Books.

3. Any CR(PkM) lot shall conform to the yard requirements enumerated for the "CR" Limited Commercial Zone in Section 12.12.2C of the Municipal Code, except that there shall be a front yard at least 15 feet in depth. In applying this provision, Wilshire Boulevard shall be considered the principal street.

- C.** Building Height. So as to minimize shade and shadow impacts, impacts on the peace, enjoyment and privacy of adjacent single-family residences and to provide for a smooth transition in scale, no building on the northerly side of Wilshire Boulevard may extend in height above a plane inclined toward the southerly sky upward at a 30-degree angle from a horizontal line 20 feet above Curb Level at the northerly lot line. In addition, no building may exceed three stories or 45 feet in height, as measured from Curb Level to the highest point of the roof or parapet wall, whichever is higher for those areas as described in Paragraphs a, b, c and d of Subdivision 2 of Subsection B of Section 3 of this Ordinance.

- D.** Lot Utilization. So as to maximize the amount of open areas between buildings, and to allow greater flexibility in site design and site planning, development shall comply with the following:
  1. General Rule. No building, structure, parking area or any combination thereof, (including any area covered by pavement or other durable surface employed for the on-grade parking of any motorized vehicle, except pavement for loading space and driveway), shall be erected, structurally altered or enlarged so as to occupy more than 50 percent of a lot.

2. Exceptions.

- a. Structures built prior to January 1, 1975 and which do not satisfy the minimum parking standards as set forth in Section 6 of this Ordinance, may construct, on an abutting lot, parking buildings or garages which occupy more than 50 percent of a lot, provided that the design of such buildings or garages conforms to the standards set forth in Sections 6 and 9 of this Ordinance.

- b. Subterranean parking buildings or structures, which may extend not higher than 6 feet above Curb Level, may occupy more than 50 percent of a lot.

- c. In the event that Rooftop Gardens are indicated on a Plot Plan, a building or structure may occupy more than 50 percent of a lot, but not more than 60 percent, provided that the Rooftop Garden is placed no higher than 28 feet above Curb Level, encompasses an area at least equal to 10 percent of the area of the lot, and is designed, installed and maintained in a manner similar to on-grade landscaped areas.

- d. Height of Structures. No parking building or garage shall exceed 45 feet in height, as measured from Curb Level to the highest point of the roof or parapet wall, whichever is higher.

### Section 4. Buildable Area

- A.** Floor Area Ratio. Within the Specific Plan Area no building or structure shall be erected, structurally altered or enlarged so as to exceed a Floor Area Ratio of three to one (3:1).

- B.** Lot Sizes, RD3 and RD2 Zoned Area. Notwithstanding any other provision of Section 12.09.1 of the Municipal Code to the contrary, within the Specific Plan Area, every lot classified in the RD3 and RD2 Zones shall have a minimum lot width of 50 feet.

- Where a lot has a width of less than 50 feet and/or an area of less than 6,000 square feet and was held under separate ownership or was of record on January 1, 1975, such lot may be occupied by any use permitted by the RD1.5 Zone, except for those uses requiring more than 6,000 square feet of lot area and the lot area per dwelling unit shall not be less than 1,500 square feet.

### Section 5. Building Line Repeal

That part of the 5-foot building line, between Highland Avenue and Wilton Place, established by Ordinance No. 59,577, is hereby repealed.

### Section 6. Parking

The purpose of this section is to provide regulatory standards pertaining to the on-site parking of motor vehicles. The following provisions apply to property within the Specific Plan Area.

- A.** Transitional Lots. Within the Specific Plan Area, parking shall not be permitted on Transitional Lots.

- B.** Parking Space Requirements. A garage or private parking area shall be provided in connection with and at the time of the erection of each of the buildings or structures hereinafter specified, or at the time such buildings are enlarged, converted, or increased in capacity by the addition of dwelling units, guest rooms, floor area or seating capacity.

The parking space capacity required in the garage or parking area shall be determined by the use of the structure, as follows:

1. For dwelling units, there shall be at least two and one-half parking spaces for each dwelling unit regardless of the number of habitable rooms contained therein. Of the total number of parking spaces required pursuant to this provision, at least one-half parking space per unit shall be preserved for, and accessible to, visitors and guests.
2. In order to mitigate traffic congestion on public rights-of-way, for office and other commercial uses, there shall be at least three parking spaces provided for each 1,000 square feet of Gross Floor Area available at no charge to all patrons and employees of said uses.
3. For auditoriums and churches, there shall be at least one parking space for every three seats contained therein. Where there are no fixed seats, there shall be at least one parking space for each 25 square feet of floor area (exclusive of stage) contained therein.

- C.** Yard Requirements. Within the Specific Plan Area, parking areas and subterranean parking buildings or structures shall conform to setbacks and building lines consistent with the zone and location of said parking area. Such parking areas shall also strictly conform to Section 12.21A of the Los Angeles Municipal Code, except that every public or Private Parking Area, exclusive of Driveways, access drives, or roadways, must be enclosed with a landscaped earth berm or other device designed to screen visual access onto the parking area from adjacent streets. The Plot Plan for each such parking area shall be subject to review and approval by the Advisory Agency as set forth in Section 9 of this Ordinance.

- d. Height of Structures. No parking building or garage shall exceed 45 feet in height, as measured from Curb Level to the highest point of the roof or parapet wall, whichever is higher.

### Section 7. Landscape Standards

The purpose of this section is to provide for the planting of trees and shrubs, so as to promote the park-like setting and provide shade for pedestrian traffic throughout the Specific Plan Area.

The erection of any structure, or the enlargement of any existing structure after the effective date of this ordinance shall conform to the following requirements:

- A.** Shade Trees. Shade-producing street trees shall be planted at a ratio of at least one for every 30 feet of lot frontage and at a distance no greater than 10 feet from the curb. The species shall be selected by the Street Tree Division of the Bureau of Street Maintenance, Department of Public Works. Minimum sizes for said street trees shall be 10 feet in height or 2 inches in caliper.

- B.** Tree Pruning. Such street trees shall not be pruned or shaped in any manner that is inconsistent with the natural form and habit of the tree, except to the extent necessary to maintain its strength and vigor, for the removal of unsafe or diseased branches and for other aspects of public safety.

- C.** Incidence of Planting. Except on lots zoned for single-family residential uses, trees shall be planted on each lot at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.

- D.** Decorative Wall. For CR(PkM)-designated lots, a 6-foot-high decorative masonry wall shall be constructed within 5 feet of any adjacent lot zoned for single-family use.

### Section 8. Sign Standards.

It is the purpose of this section to preserve and enhance community appearance and to prevent excessive and confusing Sign displays which may affect traffic safety, as well as detract from the unique character of the area and to insure that permitted Signs are used for identification and not for advertising purposes.

- A.** Prohibition. Notwithstanding any provision of the Municipal Code to the contrary, no person shall erect or maintain a Sign or Signs within the Park Mile Specific Plan Area, unless it conforms to the following regulations:

1. No Sign shall be constructed, placed, created or maintained which advertises other than a bona fide business conducted or product sold or service rendered, on the Premises where the Sign is located, or which identifies by name, logo, and/or address the building or Premises on which the Sign is located.
2. No more than one Sign shall be constructed, placed, created or maintained on the Premises; except that: (a) Premises, situated in buildings located on corner lots, may have one Sign on each exterior wall, which abuts a street; (b) Premises with accessways to an alley may have one additional Sign directly adjacent to the alley accessway.
3. No flashing or blinking Sign shall be constructed, placed, created or maintained.

4. No sign shall exceed 2 square feet for each 1 foot of first-story street frontage of the Premises. Double-faced Signs shall be considered as one sign. No such Sign shall exceed 75 square feet. First-story street frontage must be calculated separately from each street, which the Premises abuts and may not be accumulated for determining the size of any Sign.
5. No Roof Signs shall be permitted.
6. No Billboards shall be permitted.
7. No Projecting Sign shall project more than 30 inches from the wall to which it is attached, nor have a vertical dimension exceeding 4 feet.
8. No Sign shall extend beyond 25 feet above Curb Level.
9. No Wall Sign shall project more than 18 inches from the face of the building to which it is attached.
10. No Freestanding Signs greater than 10 feet in height shall be constructed, placed or created.
11. Wooden construction fences required by the Los Angeles Municipal Code shall be painted in a single earth-color tone.
12. Exceptions. The provisions of this Section shall not apply to:

1. Any Sign required by law, provided that any such sign shall not exceed the size limitations of Subdivision 4 of this Subsection.
2. Any Sign owned by a governmental agency.
3. A public utility Sign which contains no advertising copy and which is customarily utilized in the performance of the utility's function.
4. A construction Sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and contractors involved in the project; provided such Sign shall not be more than 40 square feet in area nor extend over 8 feet above ground level.
5. A temporary political Sign, provided that any such Sign does not exceed 20 square feet and is removed within 15 days following the election to which it relates.
6. A temporary real estate Sign, which indicates the building, or land, or premises is for sale, lease or rent; provided such Sign is located on the property which it relates and does not exceed 15 square feet in size.
7. A Sign contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board or the Windsor Square-Handcock Park Historical Society.
8. For Premises on which there are local businesses with no direct street access, each business shall be allowed one Sign on street frontages, not to exceed 2 square feet, to identify such businesses.

- C.** Abatement of Nonconforming Signs. Any Sign which is rendered nonconforming by reason of this Section shall be completely removed within the following time period commencing on the effective date of this Ordinance:

1. Portable, window or temporary Sign: 180 days.
2. Any other nonconforming Sign: 5 years.

### Section 9. Design Review and Standards

The purpose of this Section is to provide guidelines and a process for review and approval of exterior and site design of buildings, structures or other developments proposed for construction within the Park Mile Specific Plan Area.

- A.** Jurisdiction. No building permit shall be issued for any building, structure, or other development of property, except for single-family residences, unless plans, elevations and/or other graphic representations of the said development have been reviewed and approved by the Director of Planning acting on recommendations of a Design Review Board.

- B.** The Park Mile Design Review Board.

1. Composition. The Park Mile Design Review Board is hereby established, which shall consist of five (5) voting members. The voting members shall be appointed by the Councilmember or Councilmembers of the District. At least three (3) voting members shall be from among the following disciplines: architecture, building construction, landscape architecture, planning, landscaping and visual or graphic design. Two (2) voting members shall reside within the Specific Plan Area, or the immediate adjacent area no greater than one mile from the outermost boundary of the Specific Plan Area.

2. Quorum. The presence of three (3) voting members shall constitute a quorum.

3. Terms. The voting members of the Park Mile Design Review Board shall be appointed, so as to stagger the term of the appointees so that one term becomes vacant on each successive year. The term of each member appointed to a full term shall be five (5) years.

4. Authority and Duties. The Park Mile Design Review Board shall advise the Advisory Agency on aspects of exterior design, site layout, height and bulk of any building, structure or other development of property or appurtenances or alterations thereto, except in instances of single-family development.

5. Procedure. Upon acceptance of Plot Plan and/or Tract or Parcel Maps submitted for approval, the Director of Planning shall refer said Plot Plans, Tract or Parcel Maps to the Design Review Board within five days for their recommendation. The Park Mile Design Review Board shall thereupon submit findings to the Director of Planning within 10 days of such referral, recommending approval, or disapproval of the subject Plot Plans, Tract or Parcel Maps after consideration of compliance with the following criteria:

- a. Whether all proposed buildings or structures conform to all of the provisions contained within the Park Mile Specific Plan.
- b. Whether all proposed buildings or structures are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubes, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been employed as an integral and tasteful component in the design.
- c. Whether the design motif of all proposed buildings or structures has been applied with equal rigor to all externally visible elevation.
- d. Whether colors and types of building materials are reasonably consistent with the nature of adjoining structures.
- e. Whether all balconies are of usable dimension.
- f. Whether the size of the proposed buildings or structures relates in scale to surrounding buildings.
- g. Whether all proposed buildings are designed so as not to cast objectionable shadows on adjacent properties.

- h. Whether all building designs emphasize foyers and courts, rather than double-loading corridors.
- i. Whether all open areas (including any roof of any subterranean parking building or structure) not utilized for buildings, Driveways, parking areas, recreational facilities or walks are landscaped so that multiple-family or commercial uses are reasonably buffered from the view of single-family residences.
- j. Whether the facade of any parking building or garage is designed in a manner, so as to substantially screen automobiles contained therein from public view.
- k. Whether the facade of any parking building or garage is designed so that it is similar in architectural character to its principal building.

- In the event that only a Plot Plan has been submitted, the Director of Planning may require the filing of a Tract or Parcel Map, if in the opinion of the Director of Planning such a map is necessary as a means of securing improvements in the manner prescribed in Section 12.37 of the Municipal Code.

- Fees for filing of any required Plot Plans shall be the same as those for approval of an application required for a landscaping plan, as established in Section 19.011 of the Municipal Code.

- In the event that the determination by the Director of Planning differs substantially from the recommendation of the Park Mile Design Review Board, the Director of Planning must submit as a part of his/her determination a report, setting forth conclusions and recommendations in writing and stating briefly reasons therefor.

- Any time limit established by this Section 9 of this Ordinance may be extended by mutual agreement between the Park Mile Design Review Board and the applicant or the Director of Planning and the applicant.

6. Appeals. Any applicant, member of the City Council, the Mayor, or any other interested person adversely affected by a determination or action of the Director of Planning pursuant to this Specific Plan may appeal the Director of Planning's determination or action in the manner prescribed for Tentative Maps in Section 17.06 of the Municipal Code.

### Section 10. Repeal of Ordinance No. 152,471

Ordinance No. 152,471 is hereby repealed.

### Section 11.

The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of November 5, 1980.

By Edward W. Ashdown, Deputy  
Approved November 13, 1980

TOM BRADLEY, Mayor

File No. 75-2824-S9  
(JD21456) Nov 19





Tom Bradley, mayor

CITY COUNCIL

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Ernani Bernardi  
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Marvin Braude  
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Robert Farrell  
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Peggy Stevenson  
Zev Yaroslavsky

Ira Reiner, city attorney  
James Hahn, controller

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Steve Harrington  
Carl Maston  
Suzette Neiman

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, director of planning  
Kei Uyeda, deputy director of planning  
Glenn F. Blossom, city planning officer

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